

STORM WATER MANAGMENT PLAN EXHIBIT
FOR SUGARBUSH COUNTY OF SAN DIEGO
TRACT NO. 5295

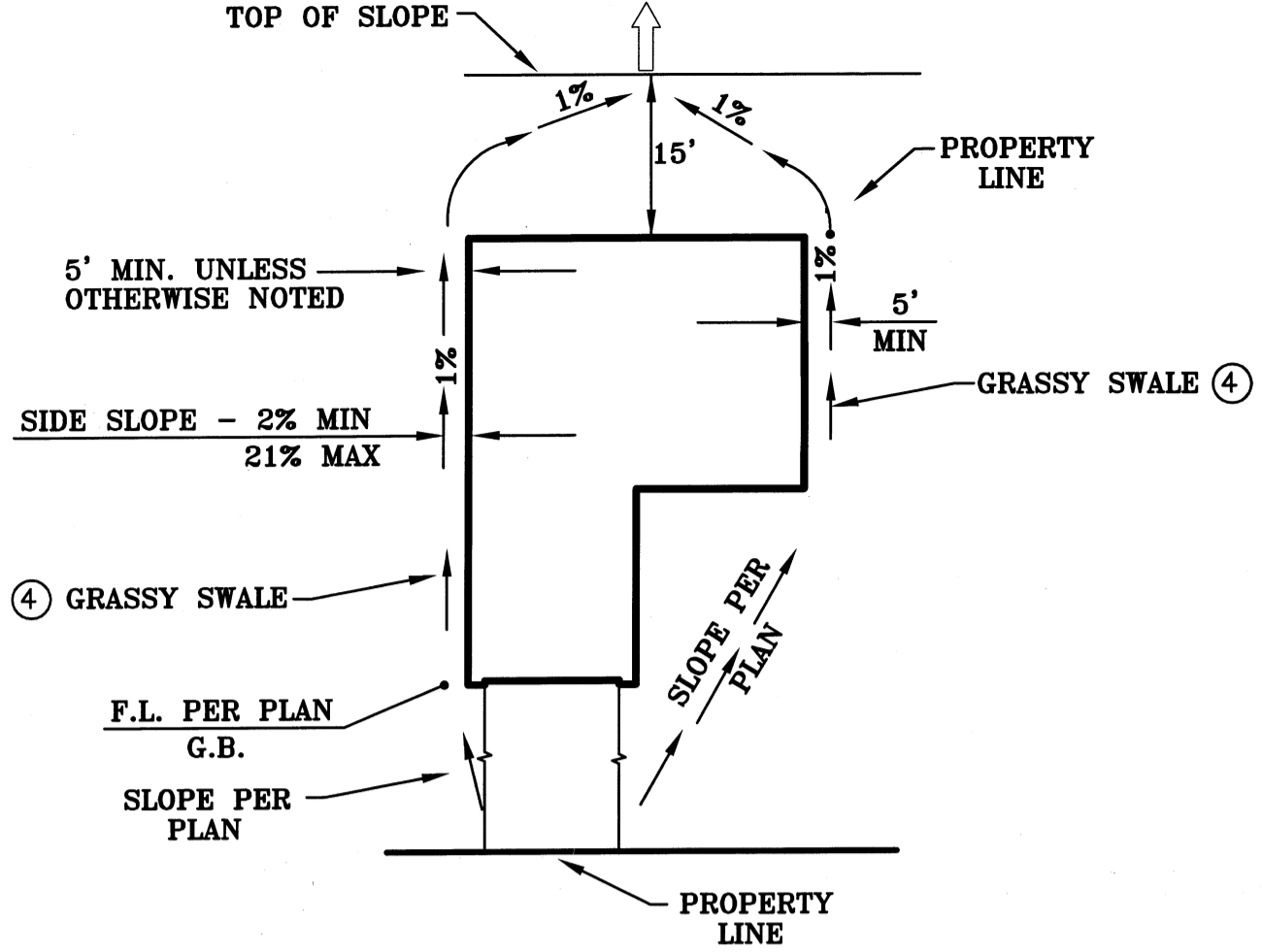
LEGEND

SURFACE NODE	12.6
STORMWATER RUNOFF (CFS)	7.3
DIRECTION OF FLOW	→
STORM DRAIN	==
BASIN LIMITS	---

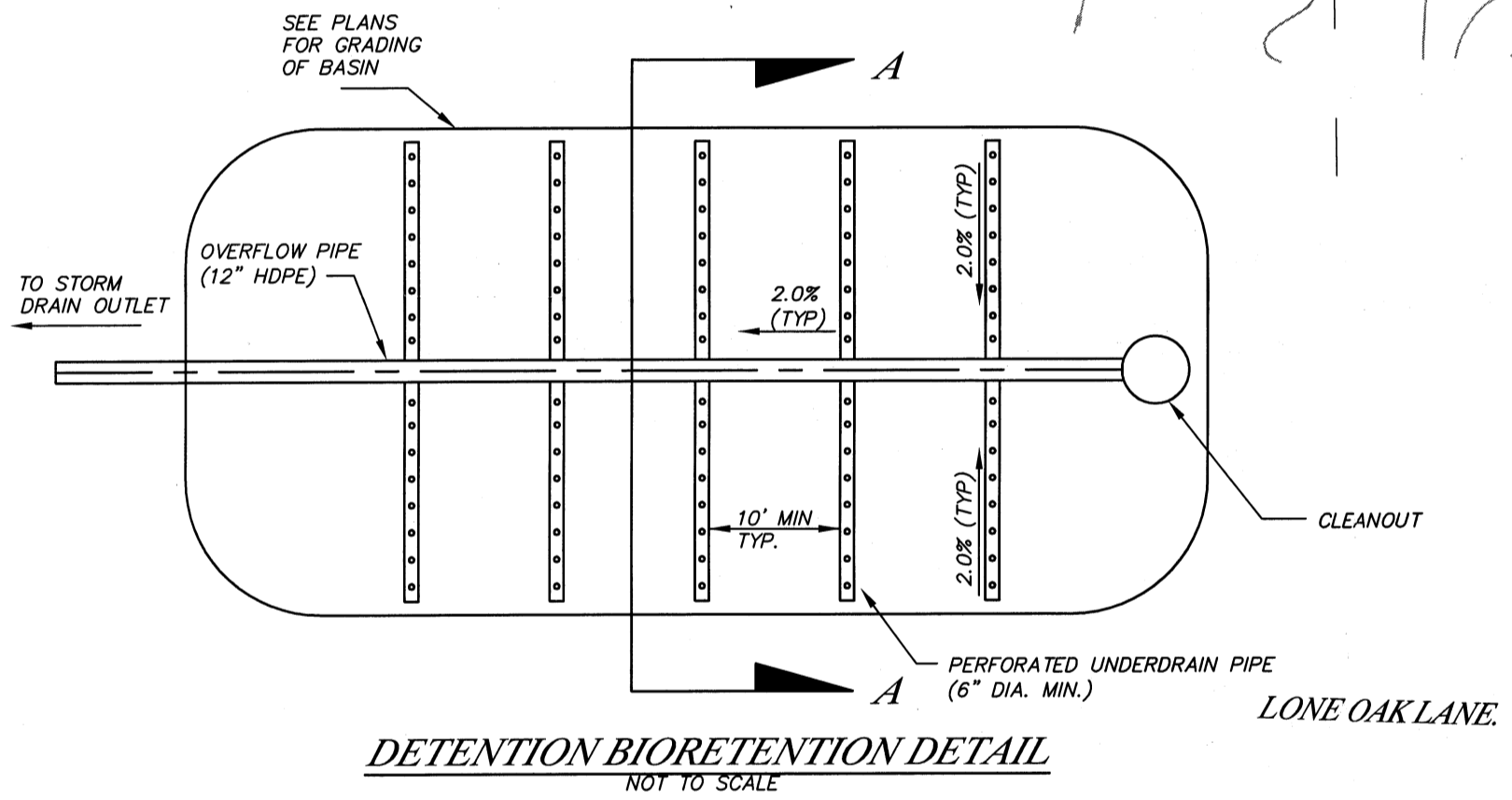
POST-DEVELOPMENT BMPS

- ① RIP RAP ENERGY DISSIPATORS
- SITE DESIGN BMPS
- MINIMIZE IMPERVIOUS FOOTPRINT.
- MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS BY DRAINING ROOF TOPS, PATIOS AND SIDEWALKS INTO ADJACENT LANDSCAPING.
- MAXIMIZE CANOPY INTERCEPTION AND WATER CONSERVATION BY PLANTING ADDITIONAL NATIVE OR DROUGHT TOLERANT TREES AND LARGE SHRUBS.
- CONVEY RUNOFF SAFELY FROM TOPS OF SLOPES.
- ② VEGETATE PERVIOUS AREAS WITH NATIVE OR DROUGHT TOLERANT VEGETATION
- SIDEWALKS ARE DESIGNED TO MINIMUM WIDTHS BASED ON MUNICIPAL AND PUBLIC SAFETY STANDARDS.
- CONSIDER USING POROUS PAVEMENT TO REPLACE IMPERVIOUS AREAS.
- SOURCE CONTROL BMPS
- ③ PROVIDE STORM WATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE (SUCH AS: "NO DUMPING - I LIVE DOWN STREAM")
- USE THE FOLLOWING METHODS TO REDUCE EXCESSIVE IRRIGATION RUNOFF:
- EMPLOY RAIN SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
- DESIGN IRRIGATION SYSTEMS TO EACH LANDSCAPE AREA'S SPECIFIC WATER REQUIREMENTS.
- USE FLOW REDUCERS OR SHUTOFF VALVES TRIGGERED BY A PRESSURE DROP OR LOSS IN THE EVENT OF BROKEN SPRINKLER HEADS OR LINES.
- USE SOIL MOISTURE SENSORS TO REGULATE IRRIGATION.
- EMPLOY OTHER COMPARABLE, EQUALLY EFFECTIVE, METHODS TO REDUCE IRRIGATION WATER RUNOFF.
- DRAIN DRIVEWAYS INTO LANDSCAPED AREAS WHERE PRACTICABLE.
- STREET SWEEPING AND VACUUMING.
- LOW IMPACT DEVELOPMENT
- CONSERVE NATURAL AREAS, SOILS, AND VEGETATION:
- PROVIDE OPEN SPACE LOTS
- MINIMIZE DISTURBANCE TO NATURAL DRAINAGES:
- SET-BACK DEVELOPMENT ENVELOPE FROM DRAINAGES
- MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES:
- CLUSTERED LOT DESIGN
- DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS:
- PITCH DRIVEWAYS PAVEMENTS TOWARD LANDSCAPING
- ④ DIRECT DOWNSPOUTS FROM BUILDINGS INTO GRASSY SWALES
- REUSE OF NATIVE SOILS AND INCORPORATE SMART IRRIGATION SYSTEMS IN LANDSCAPE DESIGN
- TREATMENT CONTROL BMPS
- ⑤ DETENTION BIORETENTION BASINS WILL TREAT RUNOFF FROM THE MAJORITY OF THE LOTS AND STREETS
- ⑥ RUNOFF FROM RESIDENTIAL PADS ON LOT 11 AND LOT 33 WILL BE FILTERED BY A BIOFILTER (GRASSY SWALE)

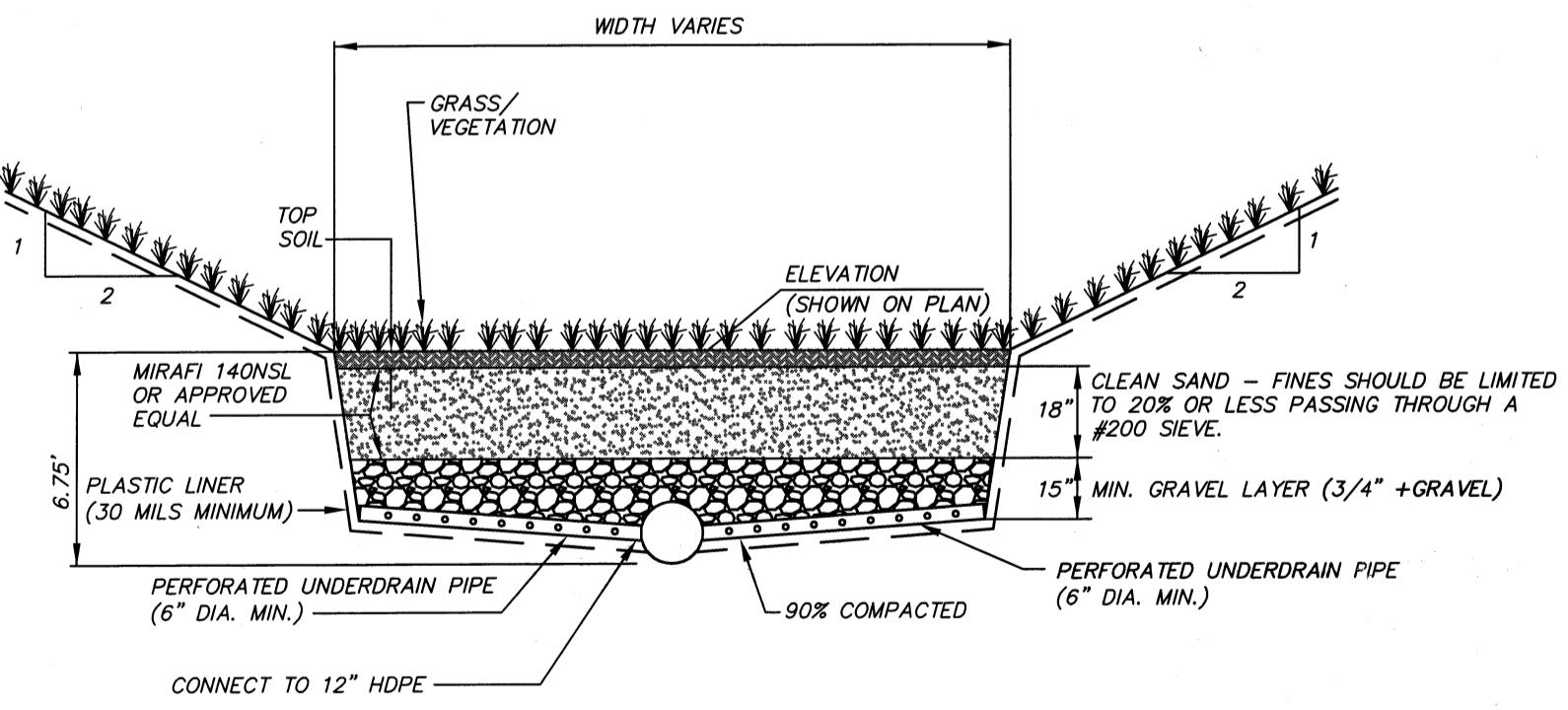
NOTE: SIZE AND LOCATION OF CURB INLETS AND DETENTION BIORETENTION BASIN WILL BE DESIGNED DURING FINAL ENGINEERING.



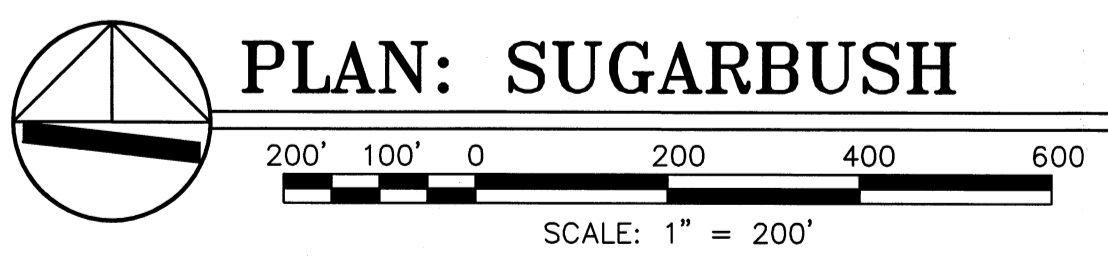
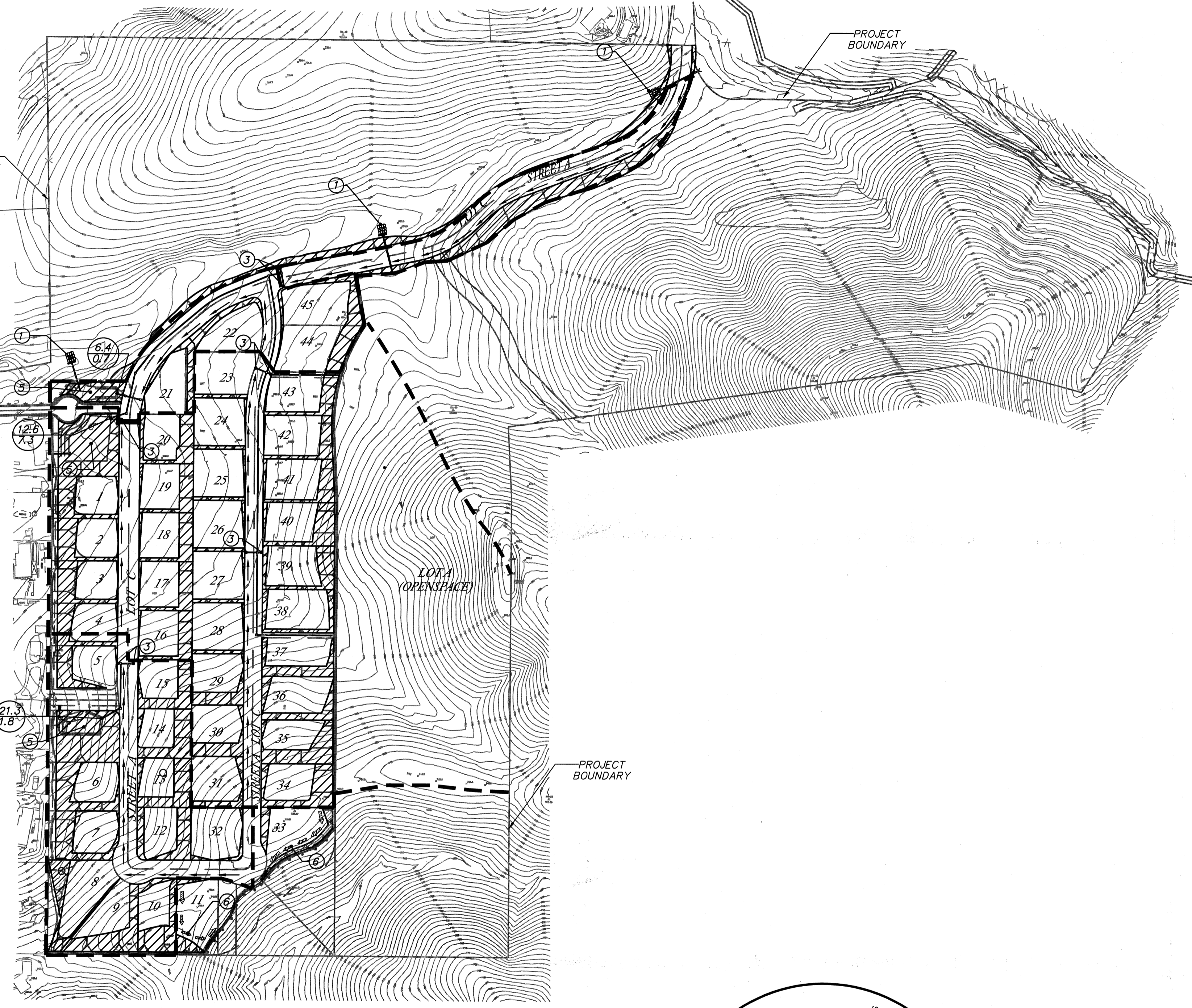
TYPICAL GRADING FOR LOTS 11 & 33
NOT TO SCALE



DETENTION BIORETENTION DETAIL
NOT TO SCALE

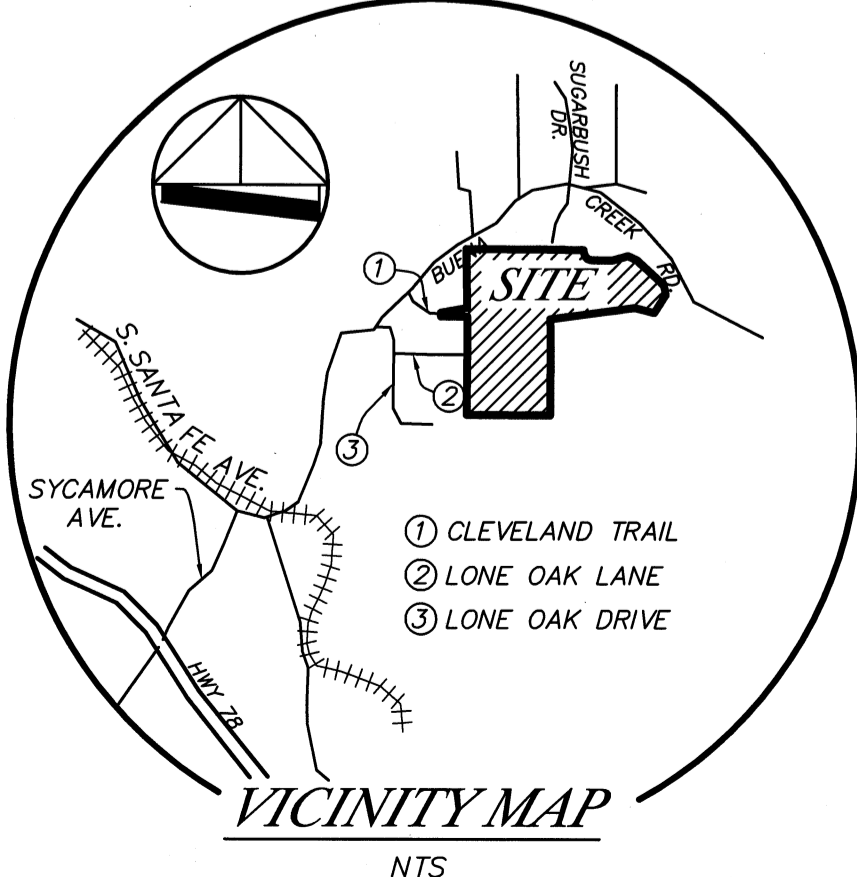


CROSS SECTION A-A
NOT TO SCALE



PLAN: SUGARBUSH

SCALE: 1" = 200'



VICINITY MAP
NTS

bha, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

PRIVATE CONTRACT		
SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	1 SHEETS
SWMP PLANS FOR: SUGARBUSH PROPERTY COUNTY OF SAN DIEGO CALIFORNIA COORDINATE INDEX 370-1707		
		Grading Permit No. _____